



## **EIGHTEENTH SUPPLEMENT TO COMMUNITY CHARTER FOR LEGACY**

This Eighteenth Supplement is made as of the 19<sup>th</sup> day of September, 2018, to the Community Charter for Legacy (“**Charter**”) recorded April 25, 2008 as Instrument No. 108048693, Ada County records, together with the First Supplement to Community Charter for Legacy recorded September 15, 2011 as Instrument No. 111074487, Ada County records; together with the Second Supplement to Community Charter for Legacy recorded October 10, 2012 as Instrument No. 112105379, Ada County records; together with the Third Supplement to Community Charter for Legacy recorded April 3, 2013 as Instrument No. 113035810; together with the Fourth Supplement to Community Charter for Legacy recorded December 3, 2013 as Instrument No. 113130039; together with the Fifth Supplement to Community Charter for Legacy recorded June 18, 2014 as Instrument No. 114047867, Ada County Records; together with the Sixth Supplement to Community Charter for Legacy recorded June 18, 2014 as Instrument No. 114047868, Ada County records; together with the Seventh Supplement to Community Charter for Legacy recorded June 26, 2014 as Instrument No. 114050591, Ada County records; together with the Eighth Supplement to Community Charter for Legacy recorded June 26, 2014, as Instrument No. 114050592, Ada County Records; together with the Ninth Supplement to Community Charter for Legacy, recorded July 30, 2014, as Instrument No. 2014061070, Ada County Records; together with the Seventh Supplement Amendment to Community Charter for Legacy, recorded July 30, 2014, as Instrument No. 2014061072, Ada County records; together with the Tenth Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101036; together with the Eleventh Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101036, together with the Twelfth Supplement to Community Charter for Legacy recorded December 15, 2014, as Ada County Instrument No. 2014-101039; together with the Amendment to Eleventh Supplement recorded April 22, 2015, as Ada County Instrument No. 2015-033481; together with the Amendment to Twelfth Supplement to Community Charter for Legacy recorded April 22, 2015, as Ada County Instrument No. 2015-033482; together with the Second Amendment to Eleventh Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099989; together with the Amendment to Eighth Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099990; together with the Thirteenth Supplement to Community Charter for Legacy recorded October 29, 2015, as Ada County Instrument No. 2015-099991; together with the Second Amendment to Seventh Supplement to Community Charter for Legacy recorded January 19, 2016, as Ada County Instrument No. 2016-004775; together with the Fourteenth Supplement to Community Charter for Legacy recorded July 29, 2016, as Ada County Instrument No. 2016-069189; together with the Fifteenth

Supplement to Community Charter for Legacy recorded January 3, 2017, as Ada County Instrument No. 2017-0000524; together with the Fifth Amendment to Community Charter for Legacy recorded January 31, 2017, as Ada County Instrument No. 2017-009625; together with the Addendum to Fifteenth Supplement to Community Charter for Legacy recorded April 27, 2017, as Ada County Instrument No. 2017-037071; together with the Reconciliation of Charters recorded July 20, 2017, as Ada County Instrument No. 2017-066423; together with the Sixteenth Supplement to Community Charter for Legacy recorded April 10, 2018, as Ada County Instrument No. 2018-031664; together with the Addendum to Sixteenth Supplement to Community Charter for Legacy recorded June 6, 2018, as Ada County Instrument No. 2018-052150; and together with the Seventeenth Supplement to Community Charter for Legacy recorded the 24th day of August, 2018, as Ada County Instrument No. 2018-080419.

### Recitals

A. White Sturgeon, LLC, an Idaho limited liability company (hereinafter the “**Founder**”) is a successor in interest to and the holder of the rights of the Founder under the Charter.

B. Pursuant to Section 16.1 of the Charter, the Founder may submit to the terms of the Charter all or any portion of the property described in the Charter by recording a Supplement without the consent of any person except the owner of such property, if not the Founder.

C. The Founder has filed of record with the Ada County Recorder that certain plat showing Snoqualmie Falls Subdivision No. 10 (“**SFN10**”), which platted lots are more particularly described in said plat as follows:

Lots 37-49 in Block 6 of Snoqualmie Falls Subdivision No. 10; and Lots 1-22 in Block 21 of Snoqualmie Falls Subdivision No. 10, according to the official plat thereof, filed in Book 114 of Plats at Pages 17023-17025, Instrument No. 2018-085929, records of Ada County, Idaho.

The above described real property is hereinafter referred to as “**Additional Property.**”

### **ARTICLE 1: ADDITIONAL PROPERTY.**

1.1 Additional Property. The Founder declares that the Additional Property described above is made subject to the Charter, and that the Charter shall run with the title to the Additional Property, and the Charter shall be binding upon the future owners of any portion of the Additional Property, their respective heirs, successors, successors in title, and assigns.

1.2 Common Area. The following lots in the Additional Property are hereby designated as Common Areas, as defined in the Charter:

Lots 37, 38 and 49 in Block 6 of Snoqualmie Falls Subdivision No. 10; and Lots 1, 14 and 22 in Block 21 of Snoqualmie Falls Subdivision No. 10, according to the official plat thereof, filed in Book 114 of Plats at Pages 17023-17025, Instrument No. 2018-085929, records of Ada County, Idaho.

1.3 Median Strips. The owners of the lots in the Additional Property, together with Legacy Community Association, Inc., jointly maintain the landscaped strips between the street curbs and sidewalks in front of each home site in Legacy, pursuant to that certain Amended and Restated Joint Maintenance of Median Strips ("**Parkways**") in Legacy, recorded as Instrument No. 2016-096206, in the office of the record of Ada County, Idaho, and each lot of the Additional Property is subject to said instrument.

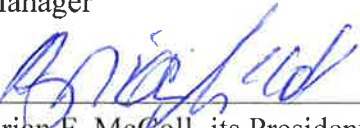
1.4 Units. Each of the lots of the Additional Property that are not designated as Common Area or reserved for future development are hereby designated as home sites in Legacy and shall be considered Units as that term is defined in the Charter.

1.5 Maintenance of Stormwater Facilities. Pursuant to Section 9.2 of the Charter, the Legacy Community Association, Inc. (the "**Association**") is required to maintain all Common Areas, including facilities located thereon, and in particular the Association is responsible for light maintenance and operation of the stormwater drain facilities utilized to collect stormwater runoff in SFN10, pursuant to the two separate retention pond systems: one located on Common Area Lot 1, Block 21, SFN10, and the other located in a future phase contiguous to Lots 47, 48 and 49 of Block 6, SFN10, which parcel is currently owned by White Sturgeon, LLC, an Idaho limited liability company. The Association shall be responsible for periodic maintenance of the retention pond systems, pursuant to that certain Operation and Maintenance Plan for Stormwater Facilities at SFN10 dated July 27, 2018, prepared and stamped by the SFN10's project engineer, a copy of which has been submitted to the Ada County Highway District ("**ACH**"), the original of which shall be held by the Association. The Association's maintenance of the stormwater drain facilities shall include maintenance of the pond forebays planted with grass or other permitted landscaping (if any); and the gravel road that provides vehicular access to the pond forebay constructed on the referenced White Sturgeon, LLC parcel.

1.6 Consent. White Sturgeon, LLC, as owner of property contiguous to Lots 47, 48 and 49 of Block 6, SFN10, hereby consents to the construction and use of the retention pond system located on its parcel.

IN WITNESS WHEREOF, the Owner has set its hand and seal of the date and year first above written.

White Sturgeon, LLC, an Idaho limited liability company, by Developers Services, Inc., its Manager


By   
 Brian F. McColl, its President

STATE OF IDAHO. )  
 : ss.  
 County of Ada. )

On this 19<sup>th</sup> day of September in the year 2018, before me, a Notary Public in and for said State, personally appeared Brian F. McColl, known or identified to me to be the President of Developers Services, Inc., an Idaho corporation, the Manager of White Sturgeon, LLC, an Idaho limited liability company, and the limited liability company who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same on behalf of said limited liability company; and that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
 Notary Public for Idaho  
 Residing at: Boise, Idaho  
 Commission expires: 7-15-22